



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Ted Short
Chairman, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, NV 89520

IN REPLY REFER TO:
Case No.: 00-09-987P

Community: Washoe County, NV
Community No.: 320019
Panel Affected: 32031C2800 E
Effective Date of **AUG 28 2000**
This Revision:

102-D

Dear Mr. Short:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated August 16, 2000, Mr. Chris Anderson, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of correction of a mapping error along Cold Springs Valley Drainage Basin. This request follows a Letter of Map Revision (LOMR) dated August 1, 2000.

All data required to complete our review of this request were submitted with letters from Mr. Anderson. Because this LOMR is being issued to correct a mapping or study analysis error, fees were not assessed for the review.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Cold Springs Valley Drainage Basin from approximately 2,700 feet upstream of Cold Springs Drive to approximately 3,500 feet upstream of Silver Knolls Boulevard. As a result of the modifications, the zone designation of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, was changed from Zone A, an SFHA for which Base Flood Elevations have not been determined, to Zone X (shaded), an area that would be inundated by the base flood with average flooding depths of less than 1.0 foot. The modifications are shown on the enclosed annotated copy of FIRM Panel 32031C2800 E. This LOMR hereby revises and supersedes the August 1 LOMR.

The modifications are effective as of the date shown above. The map panel listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Through the *Project Impact: Building Disaster Resistant Communities* initiative, launched by FEMA Director James Lee Witt in 1997, we seek to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a copy of a pamphlet describing this nationwide initiative. For additional information on *Project Impact*, please visit our website at www.fema.gov/impact.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by calling the Chief, Community

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Mitigation Programs Branch, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7184. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: Mr. Leonard Crowe
Flood Control Manager
Washoe County

Mr. David T. Price
County Engineer
Washoe County

Mr. Chris Anderson
Nimbus Engineers

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APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAPWASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 2800 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

REVISED TO
REFLECT LOMR
DATED AUG 28 2000
MAP NUMBER
32031C2800 E

EFFECTIVE DATE:
SEPTEMBER 30, 1994

Federal Emergency Management Agency

ZONE A

ZONE X

LIMIT OF
DETAILED STUDYZONE
BREAK

SILVER KNOLLS BOULEVARD

REVISED AREA

100 - YEAR FLOOD
CONTAINED IN CHANNELMUD SPRINGS
DRIVE

COLD

SPRING
DRIVEWASHOE COUNTY
UNINCORPORATED AREAS
320019AREA REVISED TO REFLECT
LOMR DATED AUGUST 1, 2000AREA REVISED TO REFLECT
LOMR DATED JANUARY 30, 1998

KEY TO NUMBERED STREETS

AVOCET COURT	38
BECARD LANE	34
BITTERN COURT	28
BLACKBIRD COURT	13
BLACKBIRD DRIVE	2
BOBOLINK CIRCLE	3
CANVASBACK LANE	35
COLDSPRING DRIVE	32
CURLEW COURT	31
DOVE CIRCLE	11
DYAL COURT	30
EGRET COURT	23
EGRET LANE	40
FANTAIL CIRCLE	4
FLAMINGO DRIVE	37
GANNET COURT	33
GROUSE COURT	14
HUMMINGBIRD DRIVE	12
JACANA COURT	1
JAEGER COURT	5
KINGBIRD COURT	24
KIWI COURT	7
LIMKIN COURT	22
MACAW LANE	17
MEADOWLARK DRIVE	9
MOCKINGBIRD DRIVE	8
OWL COURT	38
PARROT COURT	18
PEACOCK PLACE	10
PEREGRINE CIRCLE	28
PETREL COURT	29
SANDPIPER DRIVE	8
SNIFE DRIVE	25
SOUTH BRANT	27
SOUTH FANTAIL CIRCLE	18
SWIFT COURT	20
TERN COURT	19
THRUSH LANE	21
WEST GROUSE	16
WHIPPOORWILL LANE	39

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ZONE X

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